



City of Cincinnati
DEPARTMENT OF
COMMUNITY
DEVELOPMENT

PHONE: 352-6146

• THE NEIGHBORHOOD CONNECTION •

GREEN BUILDING

COMMERCIAL PROPERTY TAX EXEMPTIONS

COMMUNITY REINVESTMENT AREA (CRA) INCENTIVES

SUMMARY:

The LEED-CRA commercial tax abatement is a real property tax exemption offered for green building projects in the City of Cincinnati, including both new construction and renovation of commercial space or multi-unit (4 or more units) housing space. To be eligible, projects must receive Leadership in Energy and Environmental Design (LEED) certification from the US Green Building Council. For structures with less than 4 residential units, please refer to the City's residential LEED-CRA tax abatement program.

COMMERCIAL PURPOSE:

- To promote environmental awareness and low-environmental impact development.
- To encourage rehabilitation and new construction within the City of Cincinnati.
- To reduce ongoing operating expenses.
- To retain and create jobs.

ELIGIBILITY:

- Property must be located within the City of Cincinnati.
- Project must receive certification from the US Green Building Council as meeting either Certified, Silver, Gold, or Platinum LEED standards.
- Commercial/industrial/office space and multi-unit housing (4 or more units) are eligible.
- Tax abatement must be approved by City Council - before construction begins.

NEW CONSTRUCTION

- Tax abatement for up to 15 years. Up to 75% tax exemption. Requires minimum investment of \$40,000.
- Application must be approved before construction begins.

RENOVATION

- Tax abatement for up to 12 years. Up to 75% tax exemption. Requires minimum investment of \$40,000.
- Application must be approved before construction begins.

HOW TAX ABATEMENT IS DETERMINED:

- Property tax abatement is based on the increased valuation that results from real property improvements, and results in lower taxes.

FEES/ REPAYMENT:

- An application fee of \$750 is required by the Ohio Department of Development, Office of Tax Incentives.
- There is also an annual fee equal to 1% of the annual tax exemption – but not less than \$250 or more than \$2,500.

MONITORING:

- Tax abated properties are monitored against building code violations, non-payment of property tax, and conformance to contract terms.
- The tax exemption can be rescinded if contract terms are not met.